

# COPY

# EXHIBIT 2

# RECEIVED

## THOMPSON-LISTON ASSOCIATES, INC.

*Professional Engineers Professional Land Surveyors  
Erosion Control Specialists*

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FEB - 4 2019

**PLANNING BOARD  
GRAFTON, MA**

January 31, 2019

Robert Hassinger, Chairman  
Grafton Planning Board  
30 Providence Road  
Grafton, Massachusetts 01519

Re: Definitive Subdivision filing for  
Land at 88 Adams Road, Grafton, Massachusetts  
Assessor's map 32 parcel 10

Dear Mr. Hassinger:

Enclosed are Definitive Subdivision plans and supporting documents for a definitive subdivision filing pursuant to the requirements of section 3 of the Town of Grafton, Massachusetts Subdivision Rules and Regulations.

Seven full sized copies of plans of The Ridings, a Flexible Plan Definitive Subdivision Plan dated 9 October 2018 with a revision date of 6 December 2018 are enclosed. Also enclosed are seven sets of copies on 11x17 sheets.

The subject land is a 69.77 acre parcel located on the easterly side of Adams Road with frontage at number 88. The site is bounded by lands of Smith, Reinhardt, Underwood, Adams Road, Hogge, Hardiman and Niles, Contois and Goodspeed, Distefano, Majewska and Jarowicki, Adams, Hernandez and Lukas and O'Connor to the west, by land of LaFlamme to the north, by lands in the Town of Westborough also owned by Steven Venincasa, to the east and by the Massachusetts Turnpike to the south.

The site is undeveloped with wood cover. The land slopes to a wetland located on the western side of the site through which runoff flows to the Massachusetts Turnpike Authority land bordering this site to the south. The boundaries of wetland resource areas shown on the plans are those determined by the Grafton Conservation Commission in its Order of Resource Area Delineation issued for this site on 4 September 2014.

We propose a 39 lot development of the land. That is the number of lots shown on Flexible Plans reviewed by the Board and given conditional approval on April 11, 2017 and which has been recorded at the Worcester District Registry of Deeds at book 59644 page 18.

The project will also connect through the applicant's adjacent land in Westborough and eventually to the end of Harvest Way. This will give two points of egress for the project, to Adams Road in Grafton and Harvest Way in Westborough.

The development will be served by individual septic systems and water service from the Grafton Water District. We have already conducted officially observed soil tests sufficient for design of

septic systems on nearly all 39 lots shown on the applicant's preferred Flexible Plan layout in Grafton.

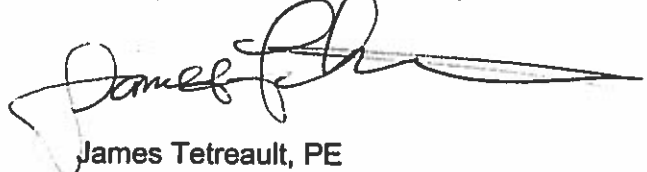
Included in this filing are the following documents:

- 12 copies of the signed Definitive Plan Approval application
- 12 copies of a project description
- 12 copies of a certified abutters list dated 29 October 2018
- A check in the amount of \$10,850 for the application fee
- A check in the amount of \$136 for the legal advertising fee
- A check in the amount of \$2,000 for the Peer Review Fee
- Seven full sized, 24"x36" copies of the Definitive Subdivision Plans with a revision date of 6 December 2018
- Seven 11"x17" copies of the Definitive Subdivision Plans with a revision date of 6 December
- 12 copies of the Certificate of Good Standing
- 12 copies of a Flood Insurance Rate Map for this site from FEMA
- 12 copies of a list of requested waivers with our justification for each request
- Three copies of a Traffic Impact Study prepared by Conley Associates, Inc.
- Three copies of a Drainage Report dated 6 December 2018
- Abutter notification envelopes as required in the Town's regulations
- A CD-ROM disc with electronic copies of all documents in this filing

On behalf of the applicant, I ask that the Board please schedule a hearing to discuss this matter and thank you, in advance, for your time and consideration.

Sincerely,

Thompson-Liston Associates, Inc..



James Tetreault, PE

Enclosures

Cc: Grafton Town Clerk  
Grafton Board of Health  
Casa Builders